

Grove Street

Station II

Redevelopment Plan

City of Jersey City

Adopted: January 10, 2001
Amended: March 16, 2003 Ord: 03-039
Amended: June 13, 2007 Ord: 07-099
Block & Lot Updates: September 1, 2012
Amended: September 13, 2012 Ord: 12-112
Amended: February 13, 2013 Ord 13-009

TABLE OF CONTENTS

SECTION	TITLE	PAGE
I	Introduction	1
II	Boundaries	1
III	Redevelopment Objectives and Requirements of any Development and Construction within the Plan Area	2
IV	Proposed Redevelopment Actions	3
V	Administrative Requirements	3
VI	Design and Land Use Requirements	6
VII	Urban Design Requirements	7
	A. Building Design Requirements	7
	B. Streetscape and Landscape Requirements	8
	C. Off-street Parking and Loading Requirements	10
	D. Circulation and Transit System Requirements	11
	E. Maximum Off-street Parking Requirements	12
	F. Signage	13
	G. Park Improvement and Park Expansion Requirements	14
VIII	Specific Land Use Regulations	15
IX	Acquisition Plan	25
X	Relocation Plan	26
XI	Circulation Plan	26
XII	Other Provisions Necessary to Meet State and Local Requirements	26
XIII	Procedures for Amending the Redevelopment Plan	27
XIV	Maps	28
	Map 1 - Local Setting Map	
	Map 2 - Boundary Map	
	Map 3 - Proposed Land Use Map	
	Map 4 - Proposed Acquisition Map	
	Map 5 - Proposed Circulation Map	

GROVE STREET STATION II REDEVELOPMENT PLAN

I. INTRODUCTION

The Grove Street Station II Redevelopment Plan (the Plan) will regulate development within the Grove Street Station II Study Area (the Study Area). The Study Area consists of a little over 1.5 acres of land located immediately adjacent to the Grove Street PATH Station. It is primarily comprised of vacant land utilized for commercial parking. This commercial parking use is in direct conflict with current City policy to restrict commercial parking in the Downtown area so as to reduce congestion from commuter traffic on local streets, and to instead encourage higher density development at mass transit nodes such as the Grove Street PATH Station.

The Study Area has been zoned C-4, Finance and Business District for over 25 years. Yet, it stands in stark contrast to the redevelopment of the Grove Street Study Area just to the south that now contains a 600,000 square foot office building; and to the continuing redevelopment of the Exchange Place North Study Area just to the east. Extensive redevelopment has occurred around the Exchange Place PATH Station to the east and the Pavonia PATH Station to the north, yet the Study Area remains dormant.

Clearly it is time for the City to take a more pro-active role in the redevelopment of this critical area, which can serve as the eastern anchor to the important Newark Avenue commercial corridor. The purpose of this Plan is to provide a comprehensive redevelopment plan that will allow and encourage the transition of the Study Area from an area of vacant land, automobile parking and other low intensity land uses to higher-density residential and/or commercial land uses consistent with the goals of the City and the Jersey City Master Plan as is now appropriate. This redevelopment plan shall seek to establish design standards and requirements that are consistent and compatible with the size, scale, character and design of adjacent redevelopment areas, as well as the adjacent low-rise historic downtown commercial and residential areas.

II. BOUNDARIES

The Grove Street Station II Study Area consists of Tax Lots found on Tax Block 13001 in the Downtown section of Jersey City. The following are the Lot numbers which are to be included in the Study Area. The boundary of the Study Area is also depicted on Map 2.

Block	Lots
13001	2

III. REDEVELOPMENT OBJECTIVES AND REQUIREMENTS OF ANY DEVELOPMENT AND CONSTRUCTION WITHIN THE PLAN AREA

- A. The planning and development of the Study Area as a high density mixed-use project incorporating publicly accessible retail and/or restaurant uses on the ground floor with commercial or residential uses above.
- B. Minimize on-site parking by allowing for shared parking opportunities for the various land uses located within the Redevelopment Area, the adjacent Powerhouse Arts District and the surrounding business community and by maximizing the use of mass transit.
- C. Provide for and fund the design and improvement and maintenance of the adjacent Path Park Plaza and the adjoining area to the north along Newark Avenue as a pedestrian oriented street, pedestrian plaza, transit-way and/or a Park Expansion Area implementing and expanding the design of the Jersey City Bureau of Architecture as depicted on the concept Drawing entitled Green Acres Proposal Fitzgerald – Holota Memorial Park, Proposed Renovation, Project # 96-009 or an alternative design for the Park, pedestrian oriented street, transit- way and / or Park Expansion Area approved by the Jersey City Planning Board. The design shall be found by the Planning Board and the Division of City Planning to meet minimum park design, pedestrian oriented street and/or transit-way requirements and objectives as identified within related sections of this plan. Determination of whether or not minimum Standards are met shall be made by City Planning Professionals and the Planning Board.
- D. The elimination of substandard and dilapidated structures and the removal of the blighting influence.
- E. The improvement of traffic circulation for the contemplated new development in a manner that is consistent with contemplated improvements to C. Columbus Drive, and the intersections of Newark Avenue, C. Columbus Drive, and Luis Munoz Marin Blvd. by the City.
- F. Assess the volume of increased pedestrian foot traffic and address it in the site and street design through the inclusion of decoratively paved cross walks, decorative lighting, benches and other such street furniture. Decorative lighting planned for Newark Avenue is to be utilized at this site.
- G. Expand the City's tax base by encouraging development of high intensity land uses, in keeping with the character of the surrounding area's adjacent high-rise office and residential developments, as well as the adjacent low-rise historic downtown commercial and residential areas.
- H. Provide a variety of publicly accessible land uses that will generate a community active around the clock, populated by residents, business workers, and support personnel.
- I. To maximize participation by private sector developers through improvements of the adjacent public open space, with minimum assistance from the public sector.

- J. Provide site improvements for the beautification of the Study Area and the improvement and expansion of the infrastructure and open space in the area.
- K. To utilize to the extent reasonable and practical, energy efficient and environmentally sensitive “green” construction techniques and materials.
- L. All development within the Redevelopment Area shall be carried out in compliance with all applicable Construction and Permitting Rules as enacted by the City Council of the City of Jersey City.
- M. To maximize the economic development benefits of the proposed project to the surrounding business community and the adjacent Powerhouse Arts District through the provision of shared parking opportunities for visitors, shoppers, and employees of the surrounding business community and the adjacent Powerhouse Arts District.

IV. PROPOSED REDEVELOPMENT ACTIONS

It is proposed to substantially improve and upgrade the Grove Street Station II Study Area through a combination of redevelopment actions that will provide a uniform and consistent attack on blight within the Study Area by systematically removing blighting influences in an orderly manner and allowing for new high density construction. These will include but not be limited to:

- A. Acquisition and/or demolition of structures determined to be impediments to sound and comprehensive redevelopment.
- B. The consolidation and re-subdivision of land within the Study Area into suitable parcels for development for the new residential and/or commercial land uses.
- C. Provision for a full range of public and/or private infrastructure necessary to service and support new development in the Study Area and adjacent areas.
- D. Construction of new structures and complementary facilities that are consistent with the land use pattern in the surrounding area.

V. ADMINISTRATIVE REQUIREMENTS

The following provisions shall apply to all property located within the Grove Street Station II Study Area.

- A. Prior to the commencement of: (a) any new construction, (b) reconstruction, (c) rehabilitation (d) any change to the interior floor plan of any structure, (e) any change in the use of any structure or parcel, or (f) any change in the intensity of use of any structure or parcel; a site plan for such shall be submitted by the developer or property owner to the Planning Board for review and site plan approval. No temporary or permanent Building

Permit shall be issued for any work associated with a through f above, without prior site plan review and approval of such work by the Planning Board.

- B. The provisions of this Plan specifying the redevelopment of the Study Area and the requirements and restrictions with respect thereto shall be in effect for a period of twenty (20) years from the original date of approval of this Plan by the Jersey City Municipal Council. Subsequent amendments hereto shall not alter or extend this period of duration, unless specifically extended by such amendments.
- C. Prior to commencement of construction, architectural drawings and site plans with detailed specifications for the construction and/or rehabilitation of improvements to the area shall be submitted by the developer to the Planning Board of the City of Jersey City for review and approval so that compliance of such plans with the redevelopment requirements and objectives can be determined. Site plan review shall be conducted by the Planning Board pursuant to NJSA 40:55D-1 et. seq. Applications may be submitted for the entire project or in any number of phases. Final Site Plan approval for any phase shall entitle an applicant to building permits.

As part of any Final Site Plan approval, the Planning Board may require a developer to furnish performance guarantees pursuant to NJSA 40:55D-53 et seq. Such performance guarantees shall be in favor of the City in a form approved by the Jersey City Corporation Counsel. The amount of any such performance guarantees shall be determined by the City Engineer and shall be sufficient to assure completion of on and off site improvements within one (1) year of final site plan approval.

- D. Any subdivision of lots and parcels of land within the Study Area shall be in accordance with this Plan's requirements and the Jersey City Land Subdivision Ordinance.
- E. No development or redevelopment of any parcel in the Study Area that will result in an increase in wastewater from that parcel shall be permitted unless and until the planned project wastewater piping and systems for the removal of effluent and storm water are approved by the City of Jersey City Division of Engineering and the Municipal Utilities Authority; and the municipal wastewater piping and systems for the removal of effluent and storm water are certified by the City of Jersey City Division of Engineering and the Municipal Utilities Authority as being of sufficient capacity and good condition to accommodate uses that will occupy said parcel. Such approval may be contingent upon requisite improvements to the drainage system in the street, as determined by the Division of Engineering.
- F. Interim uses may be permitted, subject to site plan review and approval by the Planning Board. The Planning Board shall only permit uses that it finds will not have an adverse effect upon surrounding existing or contemplated development during the interim use period. Interim uses must be approved by the Planning Board. The Board shall establish an interim use period of up to three (3) years in duration. The Planning Board may grant additional one (1) year renewals of interim uses upon application, review, and approval. Commuter or commercial surface parking lots and commuter or commercial parking garages are specifically prohibited and shall not be permitted as interim uses. The

existing commercial parking lots within the Redevelopment Area may continue until the construction of the proposed building commences, with no increase in the number of parking spaces or other expansion of this use.

- G. The Planning Board may grant deviations from the regulations contained within this Plan, where, by reason of exceptional narrowness, shallowness or shape of a specific piece of property, or by reason of exceptional topographic conditions, pre-existing structures or physical features uniquely affecting a specific piece of property, the strict application of any area, yard, bulk or design objective or regulation adopted pursuant to this Plan, would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardship upon, the developer of such property. The Planning Board may also grant a deviation from the regulations contained within this Plan related to a specific piece of property where the purposes of this Plan would be advanced by such deviation from the strict application of the requirements of this Plan; and the benefits of granting the deviation would outweigh any detriments. The Planning Board may grant exceptions or waivers from design standards, from the requirements for site plan or subdivision approval as may be reasonable and within the general purpose and intent of the provisions for site plan review and/or subdivision approval within this Plan, if the literal enforcement of one or more provisions of the plan is impracticable or would exact undue hardship because of peculiar conditions pertaining to the site. No deviations may be granted under the terms of this section unless such deviations can be granted without resulting in substantial detriment to the public good and will not substantially impair the intent and purpose of this Plan. No deviations may be granted which will result in permitting a use that is not a permitted use within this Plan. An application requesting a deviation from the requirements of this Plan shall provide public notice of such application in accordance with the public notice requirements set forth in NJSA 40:55D-12.a. & b. The Planning Board shall not have the authority to grant deviations for or relating to any of the following: step-backs, number of parking spaces, or height changes within this plan.
- H. The regulations and controls in this section may be implemented where applicable by appropriate covenants, or other provisions, or agreements for land disposition and conveyance executed pursuant thereto.
- I. No covenant, lease, conveyance or other instrument shall be effected or executed by the Jersey City Redevelopment Agency or by a redeveloper or any successors or assignees, whereby land within the Study Area is restricted by the Jersey City Redevelopment Agency or the redeveloper upon the basis of race, creed, color or national origin in the sale, lease, use or occupancy thereof. Appropriate covenants, running with the land forever, will prohibit such restrictions and shall be included in the disposition instruments.
- J. No building shall be constructed over an easement in the Study Area without site plan review and approval of the Jersey City Planning Board and prior written approval of the Redevelopment Agency and the Division of Engineering.

- K. If any word, phrase, clause, section or provision of this Plan shall be found by a court of competent jurisdiction to be invalid, illegal or unconstitutional, such word, phrase, clause, section or provision shall be deemed severable and the remainder of the ordinance shall remain in full force and effect.

VI. DESIGN AND LAND USE REQUIREMENTS

The following standards and requirements shall apply to all applications, including but not limited to: developments, re-developments, rehabilitation, and or re-use applications within the Redevelopment Plan area:

- A. All new utility distribution lines; utility service connections from such lines to the Study Area's individual uses; and utility appliances, regulators and metering devices shall be located underground or within the principal building. Similarly, any existing utility distribution lines; utility service connections from such lines to the Study Area's individual uses; and utility appliances, regulators and metering devices shall be relocated underground or within the principal building. Remote readers are required for all utilities, in lieu of external location of the actual metering devices. Developers are required to arrange for connections to public and private utilities.
- B. All fencing shall be prohibited along all street frontages within the Study Area. Fencing for construction shall be dismantled and removed prior to the issuance of a Certificate of Occupancy.
- C. No Billboard shall be permitted on any property contained within the Study Area.
- D. No signage shall be permitted within the Study Area which includes: flashing, blinking or otherwise animated lights and/or parts, spinners, pennants, reflective materials, which sparkle or twinkle and/or similar materials; except for seasonal holiday decorations.
- E. No advertising shall be permitted on parking meters, light poles, or on benches or other street furniture within the plan area, public right-of-ways, or Park Expansion Area.
- F. All electronic communication equipment shall be totally screened from view. This shall be achieved through creative disguises within the basic architecture of the building, such that it does not negatively impact the appearance of the building. Said screening shall be constructed in a manner that is pleasing to the eye and consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building.
- G. All mechanical equipment shall be totally screened from view, both from the street and existing or planned neighboring buildings. Said screening shall be constructed in a manner that is consistent with the architecture of the building, and shall utilize the same materials used in the construction of the building, such that the screening appears to be an integral part of the building. The screening shall not impair the functioning of the equipment. Interior locations must be utilized where mechanically possible. Mechanical equipment shall not be located on lower roof and/or stepback areas. Rooftop mechanical

equipment may only be located on the uppermost rooftop. Rooftop ventilation equipment, such as an exhaust fan necessary for the proper operation of a kitchen may be located on lower roof and stepback areas provided that it is adequately screened and sound buffered in accordance with this plan and all applicable codes. There shall not be ventilation exhausts at or over the 1st or 2nd floor levels.

- H. Upon demolition of any existing structures, the site shall be graded, planted, sodded, and/or developed, as applicable, in accordance with this Plan.
- I. All trash dumpsters and/or compactors shall be located within the buildings. All outdoor storage shall be prohibited.
- J. All buildings within the Study Area must display the street address of the building such that it is clearly visible from the adjoining street right of way.
- K. In order to facilitate the overall redevelopment of the Study Area, the surrounding area, and the City of Jersey City in general, all advertising, signage and other promotion of the resulting project, whether undertaken by the City, the Redevelopment Agency, or private developers, shall contain references to the proposed project's location. They all shall clearly state it to be within the City of Jersey City so as to promote the positive external effects for not only the project, but the Study Area and the City as well.

VII. URBAN DESIGN REQUIREMENTS

A. Building Design Requirements

- 1. All structures within the Study Area shall be situated with proper consideration of their relationship to other buildings, both existing and proposed, in terms of light, air and usable open space, access to public rights of way and off-street parking, height and bulk.
- 2. Buildings shall be oriented toward the street so as to contribute to the overall liveliness of the pedestrian environment. Specifically, Commercial office buildings shall provide at least 25,300 sq. ft. of the ground floor area shall be public retail commercial uses. Buildings where the principal use of the upper floors is residential shall provide at least 17,000 square feet of the ground floor for public retail commercial uses. The commercial uses fronting on Newark Avenue/Park Expansion Area/Columbus Drive and the first 130 feet of the frontage along Marin Boulevard from C. Columbus Drive shall be public retail. Commercial uses elsewhere on the ground floor may include office uses or other permitted commercial uses. Direct access from these retail uses must be provided directly to the street and sidewalk that it is adjacent to. There shall be at least two open and working entrance/exits on Luis Munoz Marin Blvd. and three (3) open and working entrance/exits on the Newark Avenue/Park Expansion Area /C. Columbus Drive frontage. The entrances shall each be a minimum of 15 feet and a maximum of 90 feet apart.

The Board shall permit additional retail over the 25,300 sq. ft. or 17,000 sq. ft. minimum as internal convenience commercial facilities without direct street access, such as an internal newsstand, dry-cleaning drop off, hotel services or food kiosk, or similar uses.

3. The first four stories of the building base shall be similar in material, brick, color and height to the existing adjacent building at the corner of Grove and Newark Avenues. EIFS and concrete block are not permitted as façade materials anywhere within the Redevelopment Area.
4. Buildings shall be designed to be attractive from all vantage points, including all facades and the roof facades.
5. A shadow study and a wind analysis shall be submitted as part of any site plan application submitted under the requirements of this Plan. The Board shall interpret these results. Design mechanisms to minimize the impact may be required by the Planning Board.
6. All mechanical equipment, such as generators, HVAC equipment transformers and similar equipment shall be muffled. It shall be the level and class of muffling equipment that muffles noise to the maximum extent. Any noise generated by this equipment shall also be within the applicable standards as defined by the State of New Jersey for residential levels at the site. All such equipment shall be located in the interior of the building or within the penthouse level.
7. Transformers or generators shall not be located within the sidewalk. They shall be internal to the building or in the asphalt portion of the roadway. Also, no mechanical equipment shall be permitted on the street level on the exterior of the building or above ground in or adjacent to the sidewalk or any pedestrian access way, including signal boxes, transformers and other apparatus.
8. All louvers shall be screened with decorative grates.
9. The exterior rhythm of a building's windows shall not be altered on any side due to interior mechanical usage. Screening of any louvers and tinted windows shall be employed to make the treatment identical to areas of actual human use.
10. Additional building design requirements can be found in Section VIII. F. of this Plan.

B. Streetscape and Landscape Requirements

1. A unified streetscape plan is required. The streetscape plan shall be submitted to the Jersey City Planning Board for its review and approval in conjunction with the project site plan application and implemented contemporaneously with the construction of the redevelopment project. The streetscape plan shall include frontage on Luis Munoz Marin Blvd., Newark Avenue, Park Expansion Area, C. Columbus Drive from Marin Blvd. to Grove Street, and Grove Street from C. Columbus Drive thorough and including the Newark Avenue / Park Expansion Area. The plan shall identify, but not be limited to: decorative sidewalk materials incorporating granite, stamped, and scored concrete, colors, tree grates, trash receptacles, seating, bicycle racks, street planters/pots all of high quality decorative design. They shall be the same as or very similar to the design patterns of the improved Grove Street Station Plaza Park. Portions of the streetscape adjacent to the

building shall incorporate the design theme of the first floor façade features of the project building.

2. The construction of underground lighting and utility connections and decorative lighting fixtures and poles is required. Lighting fixtures shall be in scale with the street. They shall be selected from the public utility decorative standard fixtures and be compatible with the lighting standards selected for adjacent redevelopment areas and projects. The decorative clock within the Fitzgerald – Holota Memorial Park may be relocated but shall remain within the Park, Newark Avenue or the Park Expansion Area as appropriate.
3. A maximization of lot coverage is being permitted as a major component of this downtown high-rise project due to its proximity to the Grove Street Path Station. Open space shall instead be provided through improvements to the Jersey City owned Path Plaza, a.k.a. Fitzgerald – Holota Memorial Park and Newark Avenue, as a pedestrian oriented street, pedestrian plaza, transit-way &/or the Park Expansion Area identified within this plan in Map 6. Any developer of this redevelopment plan area shall fund, improve, and maintain the new park and the adjacent Newark Avenue R-O-W area. Improvements shall include sidewalk and lighting improvements around the existing and expanded park, Newark Avenue and the building proper. The improvements will include: decorative light fixtures, bollards, street furniture and decorative pavement consistent with Section III. Paragraph C. of this plan and other streetscape and design requirements elsewhere in this Plan. If the City council has not yet determined the final disposition of the Newark avenue area, whether it will function as a pedestrian oriented street, pedestrian plaza, transit-way, and/or park expansion, the Newark avenue R-O-W adjacent to the park will at a minimum, include the following: decorative pavement used within the Newark Avenue right-of-way that shall form a continuous surface and match the elevation of the sidewalk areas in front of the park area around the PATH Plaza and in front of the proposed new and existing building, decorative lighting and street furniture to match and seemingly extend the park boundaries. Any development application for the building shall include the site plan development improvements for the Park, Newark Avenue and/or Park Expansion Area as part of the same application. Implementation of the Planning Board approved design shall begin and be constructed contemporaneously with the construction of the building.
4. All plant material used must be able to withstand the urban environment and shall be planted, balled and burlapped as established by the American Association of Nurserymen. A planting schedule shall be provided by the developer and approved by the Planning Board. Any landscaping which is not resistant to the urban environment or that dies shall be replaced by the developer or property owner.
5. Street trees shall be planted along all curb lines of streets identified within the street scape responsibility of the project, at a maximum of 35 feet on center or in groupings in a regular pattern averaging a maximum of 35 feet o.c. or spaced alternately on either side of streets also at a maximum of 35 feet o.c.. Each tree pit shall contain a decorative metal grate and decorative paving treatment. Tree pit treatment shall follow the grate and guard requirements identified in Section VII of this plan.

6. Lighting within each site shall sufficiently illuminate all areas to prevent "dark corners". All lighting sources must be shielded to prevent and eliminate any glare. The area of illumination shall have a uniform pattern of at least one-half (0.5) foot-candles.
7. There shall be no exposed parking permitted, either surface or on the top of exposed areas of a parking deck, except that for the primarily residential option, within the step-back level of the building occurring at the 6th level, not more than 6,000 square feet of the parking area may be left uncovered by a deck provided that all lighting is affixed to the interior walls of the parking structure or mounted on or within bollards, not more than 3' 0" tall.
8. When residences or over night stay uses are incorporated into the project building, the top of parking structure levels shall be improved with plazas and/or decks. They shall contain decorative paving and lighting and other amenities such as benches and seating areas, and shall be landscaped with planters, potted trees, shrubs, and other amenities; except as provided in paragraph 7 above.

C. Off-street Parking and Loading Requirements

1. All parking shall be located within the building. There shall be no separate parking structure.
2. All required parking spaces must be a minimum of 9 feet wide by 18 feet deep. The placement of a curb up to two (2) feet within the required 18 foot depth of the parking space is permitted, provided that there is adequate area for an automobile occupying the parking space to over-hang the said curb a like distance without infringing on required landscaping or pedestrian areas. All aisles shall be a minimum of 22 feet wide. Compact spaces may be provided only with the approval of the Planning Board and shall be a minimum of 8 feet wide by 15 feet deep.
3. Off-street parking and loading areas shall be coordinated with the public street system serving the Study Area in order to avoid conflicts with vehicular traffic and/or obstruction to pedestrian walkways and thoroughfares. All access to parking and loading areas shall be provided from Morgan Street only. Retail, Restaurant and Lobby public points of pedestrian ingress and egress shall be located at both the C. Columbus Drive, Newark Avenue, Park Expansion Area and Luis Munoz Marin Boulevard.
4. Light sources within any parking level shall not be visible from the exterior of the building either from the street or from other surrounding buildings and properties. Identification of the internal fixture and its location must be provided in order for any application to the Planning Board for site plan to be deemed complete.
5. Parking and loading areas shall be located completely within the building and within closed garage doors designed in a decorative style to match the building base color and façade. The loading zone facility must be deep enough to permit the closing of the garage door during loading activities. Access to said areas shall be clearly designated and

arranged so as to eliminate the backing in and out of vehicles onto the street right-of-way, and to minimize conflicts with pedestrians by siting one loading area and choosing a low pedestrian flow location for loading activities. On street loading is prohibited. Loading access shall be located on Morgan Street.

6. Where buildings incorporate internal above grade parking garages, facade treatments shall be utilized which integrate their appearance with that of the building as a whole. In addition to this requirement detailed design guidelines for parking levels appear in the Specific Building Design Requirements of Section VIII.
7. Developers shall demonstrate to the Board's satisfaction that sufficient off-street loading is provided to meet the needs of the proposed uses.
8. Surface parking is specifically prohibited within the redevelopment plan area as either a permanent or interim use. Parking is only permitted as accessory to the principally permitted use and cannot exist within this plan area without the principal use building authorized by this plan being constructed on this site.
9. Valet parking may be allowed if it can be demonstrated that an efficient, safe means of operation will be provided, but in no case shall the maximum number of permitted parking spaces be exceeded.

D. Circulation and Transit System Requirements

1. Sidewalk areas must be provided along the street rights of way, Park, and Park Expansion Area. They shall be properly sized for the safe and convenient movement of pedestrians through and around the Study Area, and shall be a minimum of fifteen (15) feet wide along Morgan Street, twenty (20) feet wide along Marin Boulevard, and a minimum of 15 and a maximum of twenty (20) feet wide along C. Columbus Drive, Newark Avenue and The Park Expansion area. The sidewalk along Newark Avenue at the western end of the Study Area shall be tapered in width in order to meet the width of the existing sidewalk in front of Lot 1, Block 13001. This reduction in width of the sidewalk shall occur over a reasonable distance in order to provide a transition from the existing sidewalk to the required width of the new sidewalk within the Study Area. Sidewalk widths may be further increased over the above referenced minimums by the use of building setbacks, colonnades, arcades, or other appropriate design techniques.
2. Sidewalk areas shall be attractively landscaped and durably paved in conformance with Municipal standards and shall be provided with adequate lighting. Decorative concrete paving materials incorporating granite into the design and pedestrian scale lighting is required. At a minimum granite shall be introduced at building entrances and at street corners to accent and channel pedestrian flow. Any vehicular drop-off area along the C. Columbus Drive, Newark Avenue, Park Expansion Area shall include decorative pavement, a decorative element, sculpture, planting areas &/or bollards to define and differentiate vehicular and pedestrian circulation areas.

3. The Grove Street Station of the PATH system shall serve the Study Area as the major mass transit facility.
 4. The use of public mass transit by employees, residents and visitors of the Study Area is the desired goal and shall be implemented through parking restrictions included within this plan in addition to the Citywide policy.
 5. Certain streets within the Study Area may be widened, or realigned by the City of Jersey City to accommodate smoother traffic flow and/or turning movements. Said widening or realignment may require the dedication of property and/or easements in favor of the rights of way of these streets. Any such dedication and/or easement required of any development within the Study Area, shall not reduce the permitted floor area of the development; and the developer shall be permitted to use the area of any such dedication and/or easement in determining the permitted floor area ratio. However, setbacks and sidewalk width requirements must be measured from any newly adjusted R-O-W line and maintain the required distances and widths.
 6. A Traffic Analysis Study shall be conducted by a professional Traffic Engineer in conformance with standard traffic engineering practice. The Traffic Analysis Study shall take into consideration the impact of the proposed project; the effect of other approved and proposed projects in the area; proposed improvements to the surrounding street system, including street closures, transit-ways, realignments, traffic direction modification, signalization improvements; bus stop design and location, and other proposed or potential improvements.
 7. If a bus drop-off area is established on the C. Columbus Drive perimeter of the Newark Avenue/Park Expansion Area or the Park, a sheltered waiting space shall be provided. It shall be of colonnade style and similar to the canopy of the Grove Street Path Station located on the north side of the street.
- E. Maximum Off-street Parking Requirements
1. In no case shall the total number of parking spaces exceed 600 within the entire redevelopment area, through either valet, stacked or individually accessed aisle stalls.

2. The following parking standards represent the maximum numbers permitted.
Residential: 1.0 space per unit

Offices: 0.7 space per 1000 sq. ft. of GFA

Hotels: 0.5 space-per room

Retail, Restaurants,
Public Health Clubs: 0.5 space per
1000 square feet of gross floor area, (No parking is required
for health clubs opened to residents and/or hotel guests only)

Theaters and Convention Centers: 1.0 space per 8 seats
3. All parking spaces shall be linked to tenanted users by lease and accessed through validation and/or a card reader or some other form of electronically controlled entry system. In no case shall parking be leased to non-tenants of the building or to individuals. Nothing in this section is intended to prohibit parking in the building by visitors to the office building or patrons of the businesses therein.
4. Parking may be opened to commercial use by patrons of the adjacent commercial shopping and entertainment districts, Special Improvement District, and Restaurant Row businesses. Residents and tenants of the Redevelopment Area shall not be denied parking because of increase in demand by other users.
5. A parking management plan demonstrating how this shall be accomplished shall be provided to the Planning Board at site plan review and shall be a requirement of a complete application.
6. Semi-annual reporting of the parking pricing and usage shall be provided to the Director of the Division of City Planning and the Chairman of the Jersey City Planning Board in a format and detail similar to the semi-annual parking report submitted for the Newport Redevelopment Plan Area.
7. To assure the most efficient and effective use of the limited parking resources located within the Redevelopment Area, shared use of the parking facilities is encouraged.
8. Use of the first 10% of parking stalls from the garage entrance shall be limited to retail users of the on-site retail and neighboring retail uses and be limited to a maximum duration of 4 hours.
9. The remainder of the parking shall provide preference to residents of the building who shall never be denied parking. Any spaces remaining open may be utilized by, in the following order of preference: residents of the Redevelopment Area, Residents and patrons of the Powerhouse Arts District, and patrons and employees of Restaurant Row and the Historic Downtown Special Improvement District

10. Commuter parking is prohibited.

F. Signage

1. All building signage shall be subject to the following restrictions:
 - a. All signs shall be flush mounted and project no more than fifteen (15) inches, although blade sign may be attached to the first floor façade.
 - b. No sign shall be flashing or animated.
 - c. Roof signs are prohibited.
 - d. Billboards and signboards are prohibited.
 - e. Window signs shall be prohibited.
 - f. All signs are subject to site plan review.
 - g. Kiosks listing tenants and giving directions may be provided but no advertising will be permitted. Such kiosks may not exceed eight (8) square feet of sign area and shall be of a decorative style to match the design and features of the building and street furniture. The back side of any kiosk shall include a street and street map of the downtown shopping district area and its adjacent waterfront environs and downtown projects.
 - h. During construction, one (1) temporary sign indicating: the name of the project or development, architect general contractor, subcontractor, financing institution and public entity officials (where applicable) shall be permitted. The sign area shall not exceed fifty (50) square feet.
 - i. All signs shall be attached to the first floor level of the building only. Where there is a two-story lobby space incorporated into the design, the sign may be permitted to be placed above the lobby at the equivalent of the second floor or level with Board approval.
2. The following additional signage restrictions shall apply to specific uses:
 - a. Office, Hotel - No sign on any structure shall exceed fifty (50) square feet. Total exterior sign area shall not exceed the equivalent of five (5%) percent of the first story portion of the wall to which it is attached. One (1) use shall be permitted no more than one (1) sign for each street frontage.
 - b. Residential - One (1) sign per building may be allowed, not to exceed twenty (20) square feet.
 - c. Accessory Parking – Since commuter and commercial parking are not permitted, international signage for tenants, visitors and patrons of the businesses therein only is necessary.

If parking is made available for local restaurants and stores, additional signage may be permitted only upon site plan approval of Planning Board. The size and style of the signage shall be the minimum necessary to identify the access point and shall be determined by the Planning Board, not the applicant, to be appropriate, adequate and consistent with the signage of the Historic Newark Avenue Special Improvement District and the restored facades on the North side

of Newark Avenue between Barrow and Grove Streets. Any signage related to pricing, hours of operation and/or other similar signage shall only be located inside the parking structure and shall also be subject to site plan approval by the Planning Board as described above.

- d. Retail Sales, Restaurants, Health Clubs, Theaters and all other Principal Permitted Uses not listed here - Each such use fronting on a public street may be allowed one (1) exterior sign not to exceed five (5%) percent of the area of the storefront (ground floor) to which it is attached. Theaters may have a marquee not to exceed forty (40) square feet.

G. Requirements, Goals, and objectives of Park and Park Expansion Area Design

- 1. Facilitate the safe and enjoyable movement of pedestrians into and out of the Path transit station.
- 2. Provide for comfortable and inviting passive open-space incorporating possible food and beverage kiosks with associated seating.
- 3. Provide for bicycle shelters, and bicycle parking.
- 4. Incorporate a high quality of surface treatment including decorative pavers, and stone.
- 5. Include ample amounts of greenery, tree plantings ground cover, and flowering beds throughout.
- 6. Provide seating and lighting and trash receptacles and other associated street furniture.
- 7. All signage shall be of the decorative type and consistent with the character and design of the park/open-space improvements.
- 8. The developer shall provide for the maintenance of plantings and planting replacement of the Park and the Park Expansion Area vegetation. Subsequent owners shall have the same responsibility.
- 9. A water feature may be incorporated into the Park and Park Expansion Area design.

VIII. SPECIFIC LAND USE REGULATIONS (See Map 3 – Proposed Land Use Map)

The Study Area is a relatively compact area defined on three sides by public streets. Therefore, the entire Study Area is being treated as one land-use or zoning district. Land use regulations have been developed for this district to accommodate a mixture of appropriate land uses.

A. Principal Permitted Uses

This redevelopment plan permits the development of one building that shall conform and comply with the development standards outlined below and throughout the body and text of the entire plan document. This district is intended to provide for a range of intensive land uses within a high-rise structure. The building (in whatever form it takes) is required to incorporate high quality decorative building materials, detailed first and second floor façade design and

develop and incorporate ground floor public retail uses along the Newark Avenue/Park Expansion Area, C. Columbus Drive and Luis Munoz Marin Boulevard.

Public retail and/or restaurant uses are required to be located within the first floor frontage along, the Newark Avenue/Park Expansion Area, Columbus Drive and the first 130 ft of Marin Blvd. measured in a northerly direction from Columbus Drive. This requirement applies to all projects. If a portion of the ground floor retail and/or restaurant space(s) are, remain, or become vacant once any type of Certificate of Occupancy has been issued for upper floor areas of the building, said space shall be offered as exhibition space for art work until leased.

1. Publicly accessible retail as specified above
2. Office except not on the first floor of portions of the building fronting onto the Newark Avenue/Park Expansion Area or Columbus Drive and Marin Blvd., (except that office shall be permitted frontage on Marin Blvd. where specifically authorized).
3. Residential – all residential uses shall incorporate roof top landscaped plaza above the parking structure; incorporating a pool, saunas, health club and clubroom, and other similar features, which shall be within or adjacent to the outdoor plaza because these amenities can be indoors; a minimum of 8,000 square feet. These amenities shall not be required when less than $\frac{1}{4}$ of the building FAR is used for residential usage.
4. Banks, Financial Institutions, retail brokerage offices and ATM Facilities – the combined area of all these uses shall be permitted to occupy a maximum of $\frac{1}{3}$ of the required minimum ground floor retail space area.
5. Hotels, Conference Centers, Banquet Facilities - Above the ground floor, except that lobby areas may be located on the ground floor and are not a part of the required retail square footage.
6. Restaurants
7. Health Clubs, Recreation Facilities
8. Theaters/Museums
9. Day Care Facilities
10. Parks/Open Space
11. Education Facilities and Learning Centers but not on the ground floor level.
12. Appropriate mixed use of any of the above

B. Accessory Uses

1. Parking and Loading Facilities interior to the building only
2. Walls and Railings
3. Signs
4. At least one cluster of Outdoor seating in conjunction with a restaurant and at least one cluster of outdoor seating in conjunction with the park plaza shall be located within the redevelopment plan area site.

C. Maximum Number of Stories -

1. Primarily Commercial Building – Twenty-four (24) stories, plus a penthouse/mechanical level of no more than 35 feet in height.
 2. Primarily Residential Building – Thirty-four (34) stories, plus a penthouse/mechanical level of no more than 35 feet in height.
- D. Maximum Height (in feet)
1. Primarily Commercial Building – Three hundred and thirty (330) feet in height, including parking and mechanical floors, plus a penthouse/mechanical level of no more than 35 feet in height. Antennas may be exempt from height calculations with Planning Board approval.
 2. Primarily Residential Building – Three hundred and thirty (330) feet in height, including parking and mechanical floors, plus a penthouse/mechanical level of no more than 35 feet in height. Antennas may be exempt from height calculations with Planning Board approval.
- E. Area, Yard and Bulk Requirements - Any development within the study area, whether it be to the maximum floor area ratio or below, shall require that the redeveloper provide for and fund the re-design and improvement of the adjacent Fitzgerald – Holota Memorial Park and the Park Expansion Area. Design of the Park and Park Expansion Area shall be done in coordination with the Jersey City Bureau of Architecture and the Division of City Planning. All Park and Park Expansion Area improvements shall be implemented contemporaneously with the construction of any development or construction within the redevelopment area.
1. Maximum FAR, Primarily Commercial Building – 8.0 However, the maximum FAR may be increased up to a total FAR of 9.65 if a hotel is included within the building. The additional 1.65 in FAR may only be used for the hotel use.
 2. Maximum Density, Primarily Residential Building – Up to a maximum of 525 dwelling units, and 170 hotel rooms, and ancillary uses.
 3. Coverage

Maximum lot coverage may be one hundred (100%) percent provided all sidewalk width requirements can be met. Lot coverage must decrease to accommodate sidewalk requirements.
 4. Minimum Lot Size – The entire study area shall be developed comprehensively as one building in order to fit into the dense context of the neighborhood.
 5. Setbacks

All buildings in the Mixed-Use District shall be setback a distance that will allow for the provision of sidewalks with minimum widths as required in section VII. D, paragraph 1 of this plan, as measured from the new curb to the outermost edge of the base of the building.

6. Step-backs – Primarily Commercial Building

All buildings shall provide step backs in accordance with the following requirements and as specifically set forth in Figure 1:

- a. The first step-back shall occur at the top of the fourth (4th) level of the building, which shall be approximately equal to the height of the cornice on the adjacent building located on Lot 1, Block 13001. This step-back shall be a minimum of five (5) feet. This step back shall occur along all street frontages and in front of the Park Expansion Area.
- b. The second step-back shall occur at the top of the fifth (5th) level of the building along the western side of the building only. This step back shall be a minimum of sixty (60) feet as measured from the western property line and it shall mirror the shape of the western property line.
- c. The third step-back shall occur at or below the top of 8th floor and shall occur along the western side of the building only. This step back shall be a minimum of an additional sixty (60) feet and shall step-back to establish the tower base. This is a distance of at least one hundred and twenty (120) feet, as measured from the western property line along the Morgan Street frontage and a maximum 160 feet from the Marin Boulevard frontage. The portion of the building rising above the 9th floor shall be considered the tower element and it shall not extend more than 160 feet west of Marin Boulevard.
- d. The fourth step back shall occur between the top of the 16th story and the top of the 19th story. This step back shall be a minimum of ten (10) feet as measured from the outermost edge of the tower element directly below this step-back, and shall continue along the full frontages of the eastern and western edges of the tower, parallel to Luis Munoz Marin Boulevard.
- e. The fifth step-back shall occur between the top of the 24th story and the top of the 26th story. This step back shall be a minimum of ten (10) feet as measured from the outermost edge of the tower element directly below this step-back (i.e. a total of twenty feet as measured from the outermost edge of the tower element), and shall occur along the full frontages of the eastern and western sides of

the tower, parallel to Luis Munoz Marin Boulevard. This stepback shall be a duplicate of the 4th stepback.

- f. If a hotel is to be incorporated into the base of the building, the first, second and third step-backs described above may be modified with the approval of the Planning Board, to generally comply with the first, second and third step-backs described below for the residential building in order to accommodate the inclusion of the hotel use in the building.
- g. Additional step-backs may be permitted with Planning Board approval if they are found to be in keeping with the architecture of the building.

7. Step-backs – Primarily Residential Building

All buildings shall provide step backs in accordance with the following requirements and as specifically set forth in Figure 2:

- a. The first step-back shall occur between the top of the first level and the top of the fourth (4th) level of the building along the Marin Boulevard side of the building only. This step back shall be a minimum of five (5) feet as measured from the eastern edge of the building.
- b. The second step-back shall occur at the top of the fifth (5th) level of the building along the western side of the building only. This step back shall be a minimum of sixty (60) feet as measured from the western property line and it shall mirror the shape of the western property line.
- c. The third step-back shall occur at or below the top of 12th floor and shall occur along the western side of the building only. This step back shall be a minimum of an additional sixty (60) feet from the western property line and shall step-back to establish the tower base. This is a distance of at least one hundred and twenty (120) feet, as measured from the western property line. The portion of the building rising above the 12th floor shall be considered the tower element and it shall not extend more than 180 feet west of Marin Boulevard.
- d. The fourth step back shall occur at or below the top of the 14th story. This step back shall be a minimum of ten (10) feet as measured from the outermost edge of the tower element directly below this step-back. This setback shall occur at the northern and southern end of the residential tower element, i.e. on the face of the

residential tower closest to Morgan Street and the face closest to Columbus Drive.

- e. The fifth step-back shall occur at or below the top of the 24th story. This step back shall be a minimum of ten (10) feet as measured from the outermost edge of the tower element directly below this step-back. This setback shall occur at the corners of the northern and southern end of the residential tower element, i.e. on the face of the residential tower closest to Morgan Street and the face closest to Columbus Drive; and shall also occur at the corners of the eastern most edge of the residential tower element.
- f. The sixth step-back shall occur between the top of the 32nd floor and the top of the 34th floor and shall be comprised of additional ten (10) foot setbacks at the corners or along the outermost edges of the ends of the residential tower facing north, south and west.
- g. The mechanical penthouse housing the elevator and other rooftop equipment shall be set back a minimum of 15 feet from the edge of the roof along Marin Boulevard and at least 10 feet from all other roof edges. Stairway penthouses may be located at the edge of the roof top, centrally located at the end of each building wing. All rooftop penthouses shall be architecturally consistent with the design of the building. (see paragraph G.3. below.)

In addition to the lower stepbacks below the 12th floor, which are intended to bring the base of the building into scale with its surroundings; it is the intention of the above stepback criteria to create clusters of setbacks at the ends of the residential tower in the vicinity of the 12th, 13th and 14th floors; the 23rd, 24th and 25th floors; and the 32nd, 33rd and 34th floors in order to give the building added visual interest. Additional step-backs may be permitted with Planning Board approval if they are found to be in keeping with the architecture of the building.

F. Building Design Requirements – Primarily Commercial Building

- 1. Base Facade Treatment – The Base of the building shall be considered to be that portion of the building starting at grade level and rising to the top of the 8th floor, except that if a hotel use is incorporated into the building, the base may rise above the 8th floor only to the extent necessary to accommodate the hotel use. The first floor of the base façade shall contain publicly accessible retail uses, such as restaurants, shops, and/or other uses that relate to the adjacent pedestrian environment as specified in section VII. A.
- 2. Building lobby entrance on the Newark Avenue/Park Expansion Area shall include a vertical feature the width of at least 1 bay extending from the top of the first floor level to the top of the base, level 8. The following additional design requirements shall pertain to that portion of the base of the building.

- a. The first through the 4th floor portion of the base façade along all street frontages shall reflect the design of the adjacent historic buildings. They shall incorporate relationships to all of the following characteristics of the adjacent building: color, material, rhythms, cornice lines and height, and shall be designed to reflect the traditional storefront design as found in the building located to the west on Lot 1, Block 13001. Design elements shall at least include, but not be limited to the following: the placement of pilasters; the use of façade materials and colors, and a scale, proportion and rhythm of windows that is compatible and consistent with the building located to the west on Lot 1, Block 13001. A visual cue of a sub-cornice shall be employed in the design to continue the horizontal visual plane in the upper portion of the storefronts. Glass shall constitute at least eighty-five (85%) percent of the first floor façade of the building fronting on C. Columbus Drive, Newark Avenue, the Park Expansion Area and Luis Munoz Marin Blvd., and shall be distributed evenly throughout these areas of the ground floor. All uses located on ground level shall have at least one entrance from the street. Pedestrian scale decorative lighting in the form of wall sconces shall be located on the building at ground level. The ground floor height shall be a minimum of 20 feet in floor to floor height.
- b. A cornice shall be provided at the top of the fourth (4th) level. It shall be approximately equal to the height of the cornice on the building located on Lot 1, Block 13001. Levels two (2), three (3) and four (4) may be used for parking. The façade of this portion of the base of the building, between the top of the ground floor and the cornice, shall consist primarily of brick, which shall be similar in size, scale and color to the brick used on the building located on Lot 1, Block 13001. If openings are proposed in the 2nd, 3rd, and 4th levels of the façade to provide ventilation for the parking areas within, they shall be designed to resemble windows and reflect the size, scale, rhythm and proportions of the window openings in the building located to the west on Lot 1, Block 13001, to the satisfaction of the Board. These ventilation openings shall be covered with glass or decorative screening, as further described in paragraph 4. C. 1. below, which shall visually screen the parking areas of the building in order to prevent headlight glare and screen interior lighting elements, and to disguise the garage such that it is not immediately identifiable as garage space.
- c. A step back shall be provided above the cornice along Newark Avenue such that the fifth (5th) level shall be set back a minimum of five (5) feet from the front face of the fourth (4th) level. The fifth (5th) level may be used for parking. However, parking may not occupy the area of the fifth (5th) level fronting on C. Columbus Drive, Newark Avenue and the Park Expansion Area. The frontage along C. Columbus Drive, Newark Avenue and the Park Expansion Area shall contain office space or other principally permitted uses. The façade of this portion of the building shall be constructed of concrete or masonry materials and contain windows that are in keeping with the use of the space within the building and respect the

spacing and rhythm of the windows and openings in the building below. The fifth (5th) level of this portion of the building will serve as a further transition between the existing C. Columbus Drive and the Park Expansion Area streetscape and the lower portions of the base of the building to the upper portions of the base of the building.

- d. The remainder of the façade of the base of the building, from the top of the fifth (5th) level to the height of the step back provided in conformance with paragraph E.4.c. above, excluding window areas, shall not be primarily constructed of glass or metal. The design of this portion for the base of the building shall be compatible with lower levels of the base as well as the tower element of the building. These upper levels of the base of the building shall serve as a further transition between the base and the tower element of the building. A cornice line, visual cue, or a similar form of accent acceptable to the Planning Board shall be incorporated at the top of the 8th level around the periphery of the building.

2. Guidelines for the Tower Element above the 8th floor

- a. That portion of any building rising above the base of the building as described above shall be considered the tower element. It shall be limited to sixty (60%) percent coverage of the building lot. Minimum average distance between tower elements on the same or separate lots shall be one hundred (100) feet. The intent is for the tower element to act as a focal point at the intersection of Columbus Drive and Marin Boulevard. The angular face of the tower element is not required to include step-backs. The tower must maintain the angular configuration and approximate dimensions as reflected in Figure 1.
- b. Excluding the window area, the façade of the tower element shall be constructed of masonry, not of glass, metal, glass curtain, or glass and metal. The tower element shall incorporate two or more materials, textures, and/or colors distinctive of the adjacent historic neighborhood.
- c. The tower shall include a vertical distinctive color and material change spanning the length of at least 6 bays and rising from the top of the base to at least the top of the 3rd story below the penthouse level.
- e. No mechanical equipment shall be located within the step-back areas of the 4th, 5th, and 8th floors.

3. Roof Treatment of Tower Element

All buildings shall provide an architecturally attractive building top, the design of which may be lighted provided the lighting level does not illuminate the ground level neighborhoods around the building or at its base. The design of the building top shall be consistent with the

architecture and materials employed in the rest of the building. The building top shall completely enclose and cover any rooftop equipment. The building shall be identifiable by its architecturally attractive top, not by a sign or insignia, both of which are not permitted.

4. Parking

- a. Parking shall not be permitted within the ground floor area.
- b. Where a mechanical use occupies any ground floor area of the building, the mechanical use shall not be permitted to occupy ground floor perimeter areas adjoining any facade of the building that fronts on Newark Avenue, Columbus Drive, Park Expansion Area or Marin Boulevard. Uses compatible with pedestrian activity such as retail, restaurant, hotel and building lobbies shall be provided in those locations. Vehicular ingress and egress to parking facilities shall not be permitted on Newark Avenue, Columbus Drive or Marin Boulevard. They shall be located on Morgan Street only.
- c. Above the ground floor on all buildings, parking and mechanical uses shall be permitted to occupy the entire floor provided that the following conditions are met.
 - 1) The exterior rhythm of a building's windows shall not be altered on any side due to interior mechanical usage. Screening of any louvers and tinted windows shall be employed to make their treatment identical to areas of actual human use. All louvers shall be screened with decorative grates. If necessary to achieve this rhythm, parking garage or mechanical areas may need to be mechanically ventilated.
 - 2) Structures may employ natural ventilation provided that openings are screened to give the illusion of indoor uses beyond.
 - 3) At a minimum, all forms of screening shall prevent headlight glare and be attractively designed and architecturally articulated to the satisfaction of the Board. Interior garage lighting plans must be provided for site plan review and include fixture design and placement. They shall be of a design and placement to eliminate view of the light source from outside the building.
 - 4) The material used on the facade of the parking levels of a building shall be approximately the same as the adjacent building at the corner of Grove Street and Newark Avenue.
- d. Parking requirements can be found in Section VII. E. of this Plan.

G. Building Design Requirements – Primarily Residential Building

1. Base Facade Treatment – The Base of the building shall be considered to be that portion of the building starting at grade level and rising to the top of the 12th floor. The first floor of the base façade shall reflect traditional storefront design along the buildings frontage on Newark Avenue/the Park Expansion Area/Columbus Drive and Marin Boulevard. Glass, as typically found in storefront windows shall be the dominant material in this portion of the building. All retail uses in this area shall have at least one entrance from the adjoining sidewalk.

The portion of the base of the building closest to the adjoining older structure to the west shall use red brick as its dominant façade material and shall be not taller than five (5) stories. The remainder of the base of the building may incorporate brick, masonry, concrete and other materials into the façade of the structure. Similar design and material features shall be repeated along the base façade of the structure such that the building reflects a unified appearance and continues the theme of a lower four (4) to twelve (12) story base with a residential tower above toward the eastern end of the site.

2. Guidelines For the Tower Element above the 12th floor

That portion of any building rising above the 12th floor shall be considered the tower element. It shall be limited to fifty (50%) percent coverage of the building lot. The intent is for the tower element to act as a focal point at the intersection of Columbus Drive and Marin Boulevard. The same materials used in the base of the building shall be used in the tower element. However, the design and use of these materials may be altered to accentuate the vertical aspects of the building. A vertical accent element of contrasting material and/or color shall be placed at the end of each wing of the residential tower. This vertical element may be incorporated into the design of the stair wells located at the end of each wing of the residential tower.

3. Roof Treatment of Tower Element

All buildings shall provide an architecturally attractive building top, the design of which may be lighted provided the lighting level does not illuminate the ground level neighborhoods around the building or at its base. The design of the building top shall be consistent with the architecture and materials employed in the rest of the building. The building top may incorporate the stairwell and elevator penthouse structures into the design such that these elements form the building top. The building shall be identifiable by its architecturally attractive top, not by a sign or insignia, both of which are not permitted.

4. Structured Parking

Parking shall not be permitted within the ground floor portion of the building that adjoins Newark Avenue/the Park Expansion Area/Columbus Drive or Marin Boulevard. The frontage along these areas shall contain retail and/or commercial uses consistent with the requirements of this Plan. Parking shall be permitted in the interior portions of the ground floor and in the portion of the building fronting on Morgan Street. Vehicular ingress and egress to parking facilities shall not be permitted on Newark Avenue, Columbus Drive or Marin Boulevard. Such access shall be located on Morgan Street only.

Above the ground floor, parking and mechanical uses shall not be permitted to occupy the portion of any floor fronting onto Newark Avenue, the Park Expansion Area, Columbus Drive or the southernmost 100 feet of frontage along Marin Boulevard. Parking may occupy internal floor areas, and floor areas fronting on the remainder of Marin Boulevard and Morgan Street provided that the following conditions are met.

- 1) The exterior rhythm of a building's windows shall not be altered on any side due to interior mechanical usage. Screening of any louvers and tinted windows shall be employed to make their treatment identical to areas of actual human use. All louvers shall be screened with decorative grates. If necessary to achieve this rhythm, parking garage or mechanical areas may need to be mechanically ventilated.
- 2) Structures may employ natural ventilation provided that openings are screened to give the illusion of indoor uses beyond.
- 3) At a minimum, all forms of screening shall prevent headlight glare and be attractively designed and architecturally articulated to the satisfaction of the Board. Interior garage lighting plans must be provided for site plan review and include fixture design and placement. They shall be of a design and placement to eliminate view of the light source from outside the building.
- 5) The materials and design used on the facade of the parking levels of a building shall be consistent with the materials and design of the rest of the building.

Parking requirements can be found in Section VII. E. of this Plan.

IX. ACQUISITION PLAN

(See Map 4 – Proposed Acquisition Map).

The Grove Street Station II Study Area is comprised of a compact and defined area within the City of Jersey City. The Study Area is important to the community as an area of high-density residential and/or commercial development compatible with the surrounding land uses and development pattern. Incompatible land uses, vacant land, dilapidated buildings and other impediments to proper development must be removed in an orderly, planned and phased manner. As such, all properties within the Study Area are proposed to be acquired. At this time, it is anticipated that any property to be acquired within the Study Area will be purchased and assembled by private development interests. However, if acquisition in this manner proves to be unsuccessful, municipal acquisition by eminent domain will be pursued in order to create properly planned and developable parcels of land. The developer shall reimburse the City of Jersey City for the costs associated with the acquisition pursuant to a redeveloper's agreement or contract between the designated developer and the Jersey City Redevelopment Agency.

X. RELOCATION PLAN

There is not expected to be any required relocation of persons or businesses to fully implement the Redevelopment Plan. This is the result of the high proportion of vacant and/or underutilized land within the Study Area and the fact that acquisitions are currently proposed to be carried out by private means. Nonetheless, should relocation become necessary, the process of relocating the affected persons and businesses will receive the careful attention of local officials and the Jersey City Redevelopment Agency, and be conducted in accordance with the requirements of all applicable Federal, State and Local laws.

XI. CIRCULATION PLAN

(See Map 5 - Proposed Circulation Plan)

The developer shall implement any R-O-W improvement the Planning Board deems necessary relative to all streets and R-O-W areas adjacent to the project site. These improvements or alterations shall be identified at the time of site plan application and implemented contemporaneously with the development of the project. These improvements shall include, but not be limited to: signal design, re-design, and installation at Morgan Street and Luis Munoz Marin Boulevard intersections; creation of a bus drop off along the C. Columbus Drive frontage and the Park Expansion Area, streetscape improvements around the perimeter of the building, Park, and Park Expansion Site Area. If the City must undertake these improvements prior to the commencement of the project, a reimbursement of the City costs shall be provided by the redeveloper of this project site. In addition to the improvements listed above, this developer may also be responsible for a pro-rata share of signal improvements to other surrounding intersection controls.

XII. OTHER PROVISIONS TO MEET STATE AND LOCAL REQUIREMENTS

In accordance with NJSA 40A:12A-1 et seq., Chapter 79, Laws of New Jersey 1992, known as "The Local Redevelopment and Housing Law", the following statements are made:

- A. The Plan herein has delineated a definite relationship to local objectives as to appropriate land uses, density of population, and improved traffic and public transportation, public utilities, recreation and community facilities and other public improvements.
- B. The Plan has laid out various strategies needed to be implemented in order to carry out the objectives of this Plan.
- C. The Plan has given proposed land uses and building requirements for the Study Area.
- D. The Acquisition Map and Acquisition Plan (Section IX), which are a part of this Plan, indicate all property to be acquired as a result of this Plan.
- D. The Plan is in compliance with the Jersey City Master Plan and the Master Plan of the County of Hudson. It is not contrary to the goals and objectives of the Jersey City Master Plan. The Plan complies with the goals and objectives of the New Jersey Development and Redevelopment Plan in that this Plan and the State's plan both recognize the need to redevelop urban land.
- F. This Redevelopment Plan shall supersede all provisions of the Jersey City Zoning Ordinance that are specifically addressed herein. Any zoning related question that is not addressed herein shall refer to the Jersey City Zoning Ordinance for clarification. No variance from the requirements herein shall be cognizable by the Zoning Board of Adjustment. The Planning Board alone shall have the authority to grant deviations from the requirements of this plan, as provided herein. Upon final adoption of this Plan by the Municipal Council of Jersey City, the Jersey City Zoning Map shall be amended to rezone the Study Area covered by this Plan as the Grove Street Station II Redevelopment Area, and all underlying zoning will be voided.

XIII. PROCEDURE FOR AMENDING THE PLAN

- A. This Plan may be amended from time to time upon compliance with the requirements of law. A fee of five thousand dollars (\$5,000), plus all costs for copying and transcripts shall be payable to the City of Jersey City for any request to amend this Plan. If there is a designated developer, as provided for under NJSA 40A: 12A-1 et. seq., said developer shall pay these costs. If there is no developer the appropriate agency shall be responsible for any and all costs.
- B. No amendment to this Plan shall be approved without the review and recommendation of the Planning Board, and a public hearing and adoption by Municipal Council. A copy of any proposed change to the Plan shall be filed with the Office of the City Clerk.

XIV

MAPS 1 through 6 and Figure 1

City of Jersey City

GROVE STREET STATION II

A Proposed
AREA IN NEED OF
REDEVELOPMENT

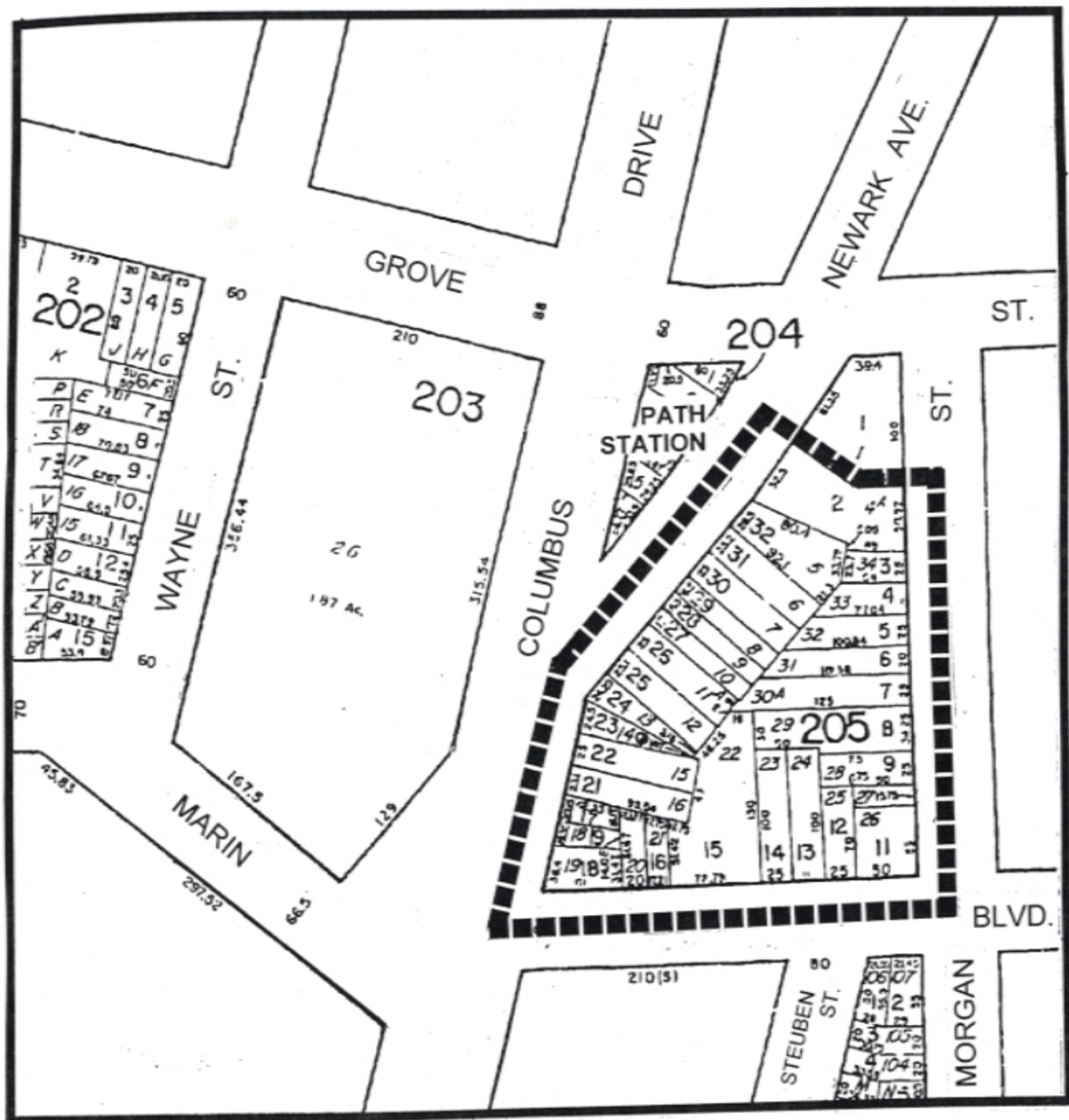
STUDY AREA

MAP 1

Study Area Location

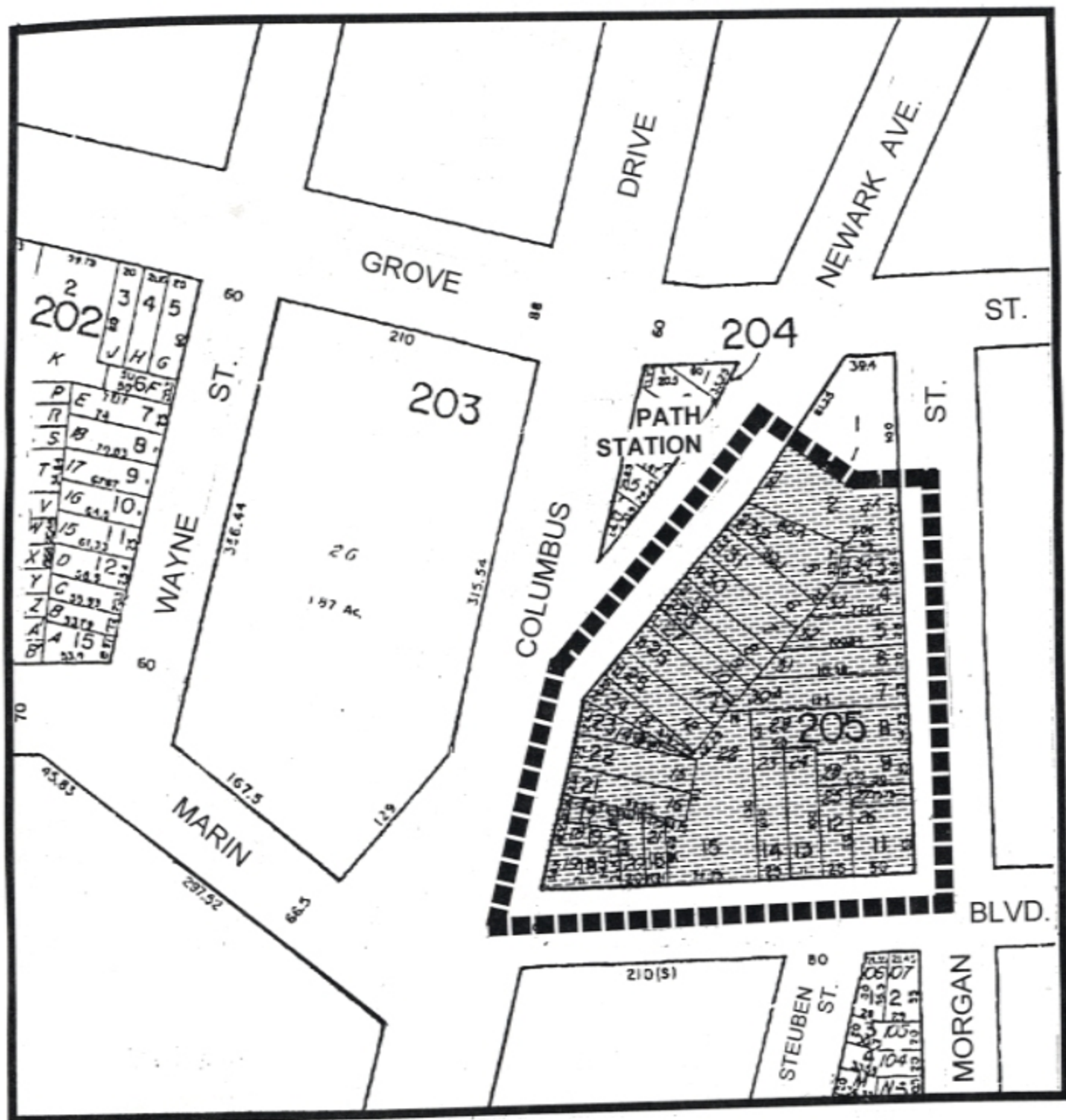
Prepared by Division of City Planning





GROVE STREET STATION II
REDEVELOPMENT
PLAN

MAP 2
Study Area
Boundary

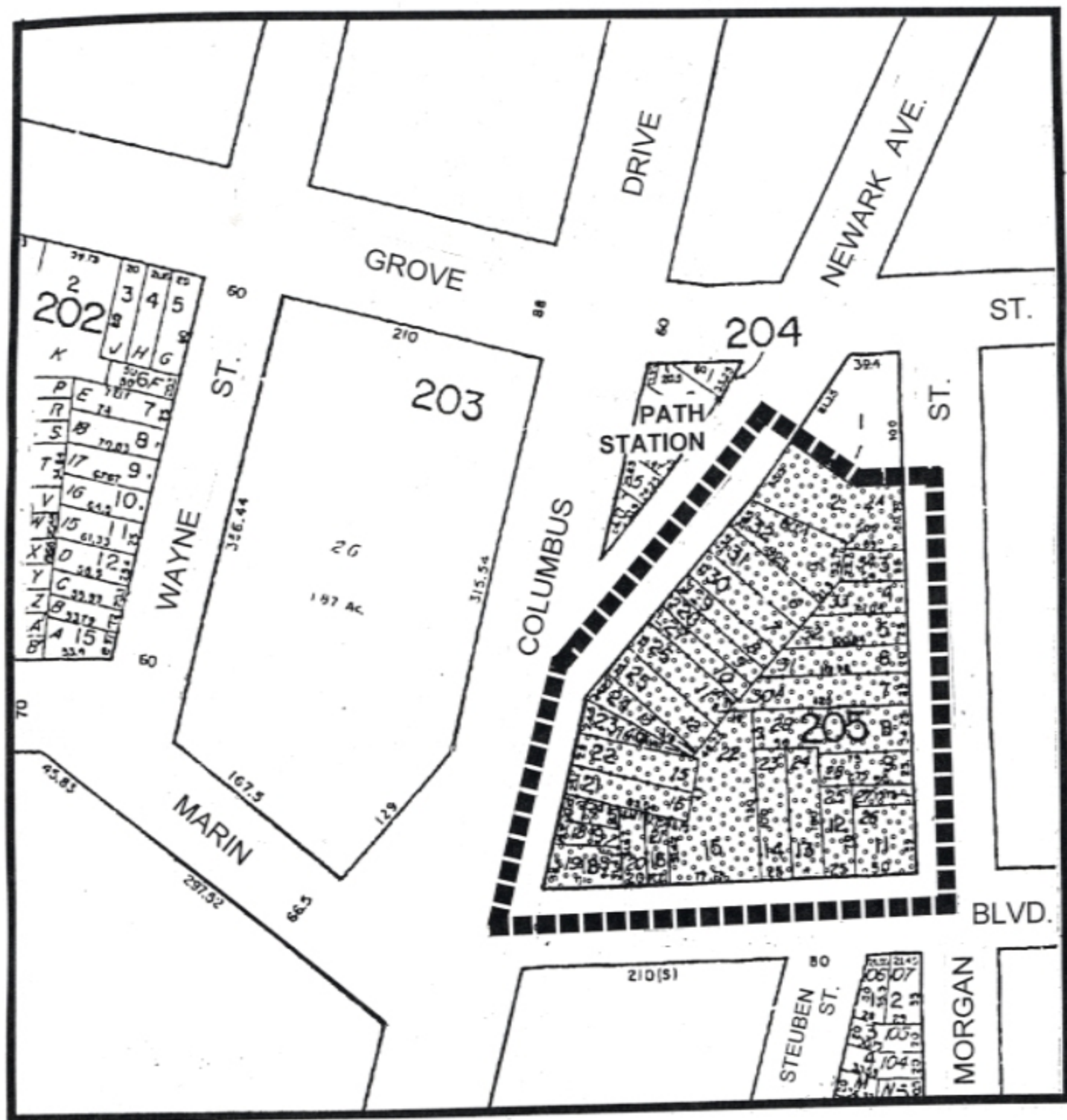


GROVE STREET STATION II
REDEVELOPMENT
PLAN

MAP 3
Proposed
Land Use



Mixed Use District

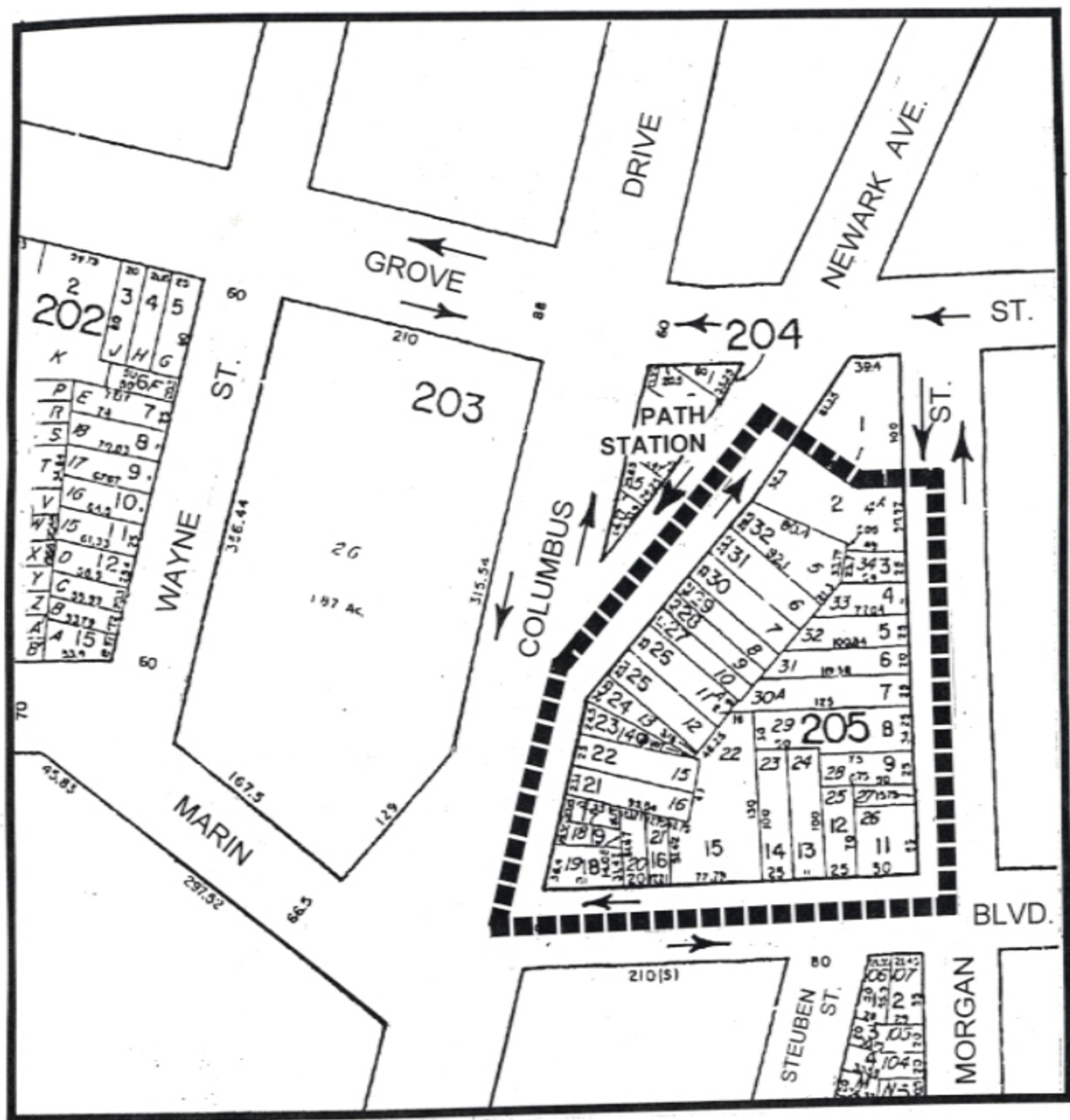


GROVE STREET STATION II
REDEVELOPMENT
PLAN

MAP 4
Proposed
Acquisition



To Be Acquired

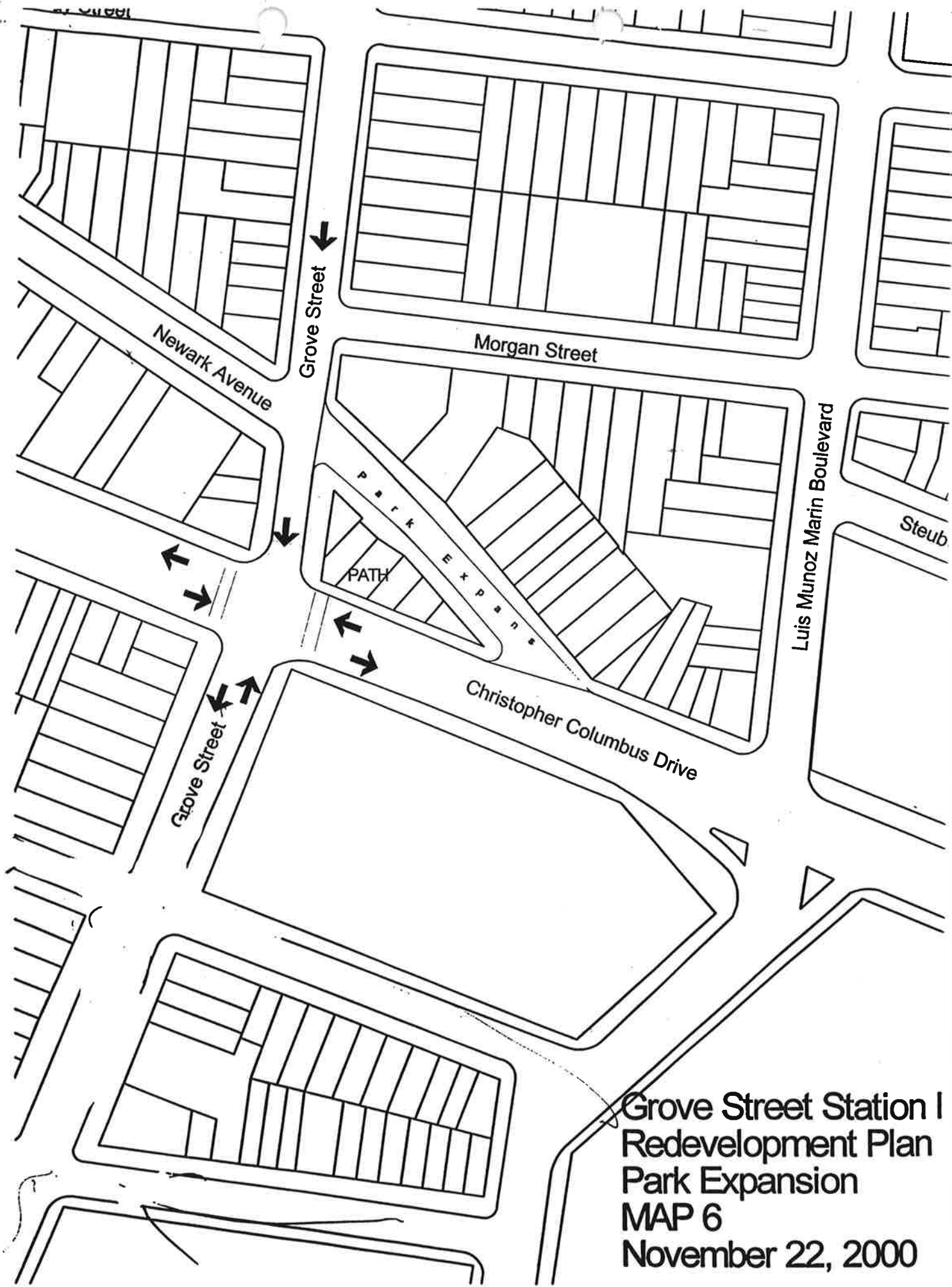


GROVE STREET STATION II REDEVELOPMENT PLAN

MAP 5 Proposed Circulation



Traffic Direction



Grove Street Station I
Redevelopment Plan
Park Expansion
MAP 6
November 22, 2000

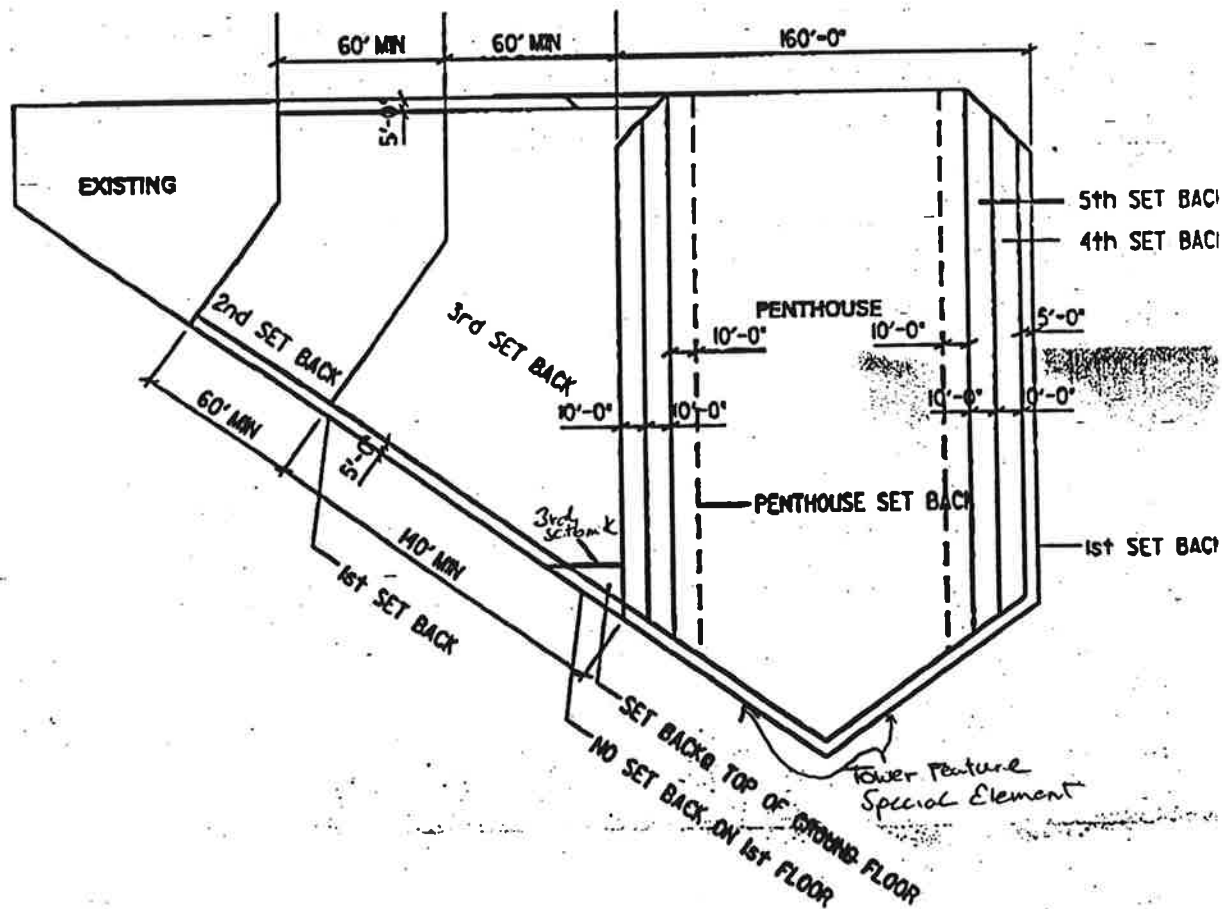


FIGURE I
GROVE STREET STATION II
REDEVELOPMENT PLAN